

090.0

0004

0001.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

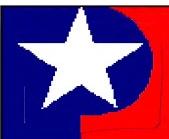
603,600 / 603,600

USE VALUE:

603,600 / 603,600

ASSESSED:

603,600 / 603,600


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
139		WASHINGTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: GAUDETTE ALICE MARIE/ TRUSTEE	
Owner 2: ALICE MARIE GAUDETTE TRUST	
Owner 3:	

Street 1: 139 WASHINGTON STREET	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y
	Type:

PREVIOUS OWNER	
Owner 1: GAUDETTE ALICE -	
Owner 2: -	

Street 1: 139 WASHINGTON STREET	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	

NARRATIVE DESCRIPTION	
This parcel contains .097 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1928, having primarily Aluminum Exterior and 1280 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 0 Bdrm.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

LAND SECTION (First 7 lines only)	
Use Code	Description LUC Fact
101	One Family
	No of Units Depth / PriceUnits
	4231 Sq. Ft.
	Site
	0 70. 1.29 5

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	4231.000	219,900	800	382,900	603,600		57798
							GIS Ref
							GIS Ref
							Insp Date
							10/20/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	219,900	800	4,231.	382,900	603,600		Year end	12/23/2021
2021	101	FV	212,800	800	4,231.	382,900	596,500		Year End Roll	12/10/2020
2020	101	FV	212,800	800	4,231.	382,900	596,500	596,500	Year End Roll	12/18/2019
2019	101	FV	214,000	800	4,231.	388,300	603,100	603,100	Year End Roll	1/3/2019
2018	101	FV	214,000	800	4,231.	289,900	504,700	504,700	Year End Roll	12/20/2017
2017	101	FV	214,000	800	4,231.	262,500	477,300	477,300	Year End Roll	1/3/2017
2016	101	FV	214,000	800	4,231.	251,600	466,400	466,400	Year End	1/4/2016
2015	101	FV	202,800	800	4,231.	213,300	416,900	416,900	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	PAT ACCT.
GAUDETTE ALICE,	74814-555	1	6/4/2020	Convenience	99	No	No			7315
SMITH JOHN	26790-300		10/31/1996		177,500	No	No	Y		

BUILDING PERMITS											ACTIVITY INFORMATION						
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
10/20/2018		MEAS&NOTICE								HS	Hanne S						
12/4/2008		Meas/Inspect								336	PATRIOT						
3/7/2000		Inspected								264	PATRIOT						
1/28/2000		Measured								264	PATRIOT						
12/1/1981										CM							

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION

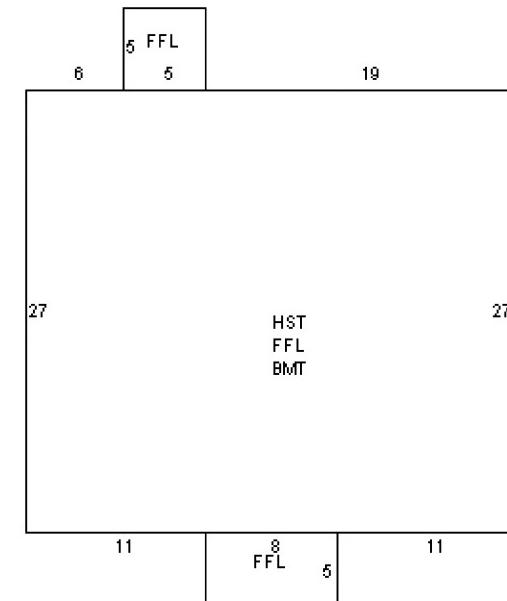
Type:	5 - Cape
Sty Ht:	1H - 1 & 1/2 Sty
(Liv) Units:	1 Total: 1
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	3 - Aluminum
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	BROWN
View / Desir:	

BATH FEATURES

Full Bath:	1	Rating: Average
A Bath:		Rating:
3/4 Bath:	1	Rating: Average
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

NO CLOSETS. KIT IN HST.

SKETCH**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units	1
Level	FY LR DR D K FR RR BR FB HB L O		
Other			
Upper			
Lvl 2			
Lvl 1			
Lower			
Totals	RMS: 6	BRS: 0	Baths: 1
	HB		

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1928
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

DEPRECIATION

Phys Cond:	AV - Average	31%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	31%	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	0	M
Totals			
1	6	0	

CALC SUMMARY

Basic \$ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj \$ / SQ:	147.000
Other Features:	94750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	318631
Depreciation:	98776
Deprecated Total:	219856

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:			Before Depr:	147.00
Special Features:	0		Val/Su Net:	105.22
Final Total:	219900		Val/Su SzAd:	171.80

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	875	147.000	128,625
BMT	Basement	810	44.100	35,721
HST	Half Story	405	147.000	59,535
Net Sketched Area:				2,090
Total:				223,881
Size Ad	1280	Gross Area	2495	FinArea
			1280	

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu #	Ten
FFL					
BMT					
HST					

IMAGE
AssessPro Patriot Properties, Inc
MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
22	Wood Deck	D	Y	1	8X8	A	AV	1990	16.00	T	23.2	101			800			800

More: N

Total Yard Items:

800

Total Special Features:

Total:

800